

PRE CONSTRUCTION INFORMATION

FOR

Burnley Borough Council

Refurbishment Works

At

43 Queensberry Road / 47 Piccadilly Road, Burnley

August 2023

Glovers Project Services Ltd

The Old Tannery, Eastgate, Accrington,
Lancashire, BB5 6PW
Tel: 01254 398426 Fax: 01254 236924
www.gloverspsl.com
enquiries@gloverspsl.com

Contents

- 1.0 Introduction
- 2.0 Project
- 3.0 Client Considerations and Management Requirements
- 4.0 Environmental Restrictions and Existing On Site Risks
- 5.0 Significant Design and Construction Hazards
- 6.0 The Health and Safety File
- 7.0 Appendices

1.00 Introduction

In compliance with the Construction (Design & Management Regulations) 2015, Glovers Project Services Limited has been appointed by Burnley Borough Council on behalf of Burnley Borough Council as CDM Coordinators for the project.

The Client wishes to minimise risks to all parties who are involved in the contract works.

Upon completion of the project a 'Health & Safety File' will be handed to the client for use in future maintenance.

The 'Health & Safety File' will contain information relating to the project. This information will be provided by the Principal Contractor, Main Contractor, Sub Contractors and Designers and compiled by the CDM Coordinator.

2.00 Project

- 2.01 The Project is situated at two locations, 43 Queensberry Road and 47 Piccadilly Road, Burnley and is for a full renovation and includes complete new electrical, heating and plumbing installations, new kitchen and bathroom, new windows and doors, complete replaster and decoration, any other works required as part of the above works. All works to be in accordance with current regulations. A contractor is yet to be appointed.
- 2.02 The Project addresses are 43 Queensberry Road, Burnley BB11 4LH AND 47 Piccadilly Road, Burnley BB11 4PU Lancashire.
- 2.03 The site is positioned upon a residential area of Burnley. There are no specific site limitations other than would be expected of a terraced street.
- 2.04 The Contract period for the project is **12 weeks**. The start date is **anticipated as 2nd October 2023**
- 2.05 The Client has allowed a minimum of 4 weeks for construction phase planning ending on the day of commencement.
- 2.06 We have been issued with any existing services drawings and these are in the appendix of this information. Existing services should not be affected.
- 2.07 The works generally comprise of a full strip out of the interior with additional new wiring, and plumbing, joinery, plaster work and decorations.
- 2.08 The Consultants appointed are as follows:

Client:	Burnley Borough Council Property Consultancy Town Hall Burnley
Client Contact:	John Killion Tel. 01282 01282 425 001

Project Surveyors	Burnley Borough Council Property Consultancy Town Hall Burnley
Client Contact:	John Killion Tel. 01282 01282 425 001

CDM Coordinator

Glovers Project Services Ltd,
The Old Tannery,
Eastgate,
Accrington,
BB5 6PW,

Contact: Brian Mason
Tel: 01254 398426

Contractor

to be appointed

3.00 Client Considerations & Management Requirements

- 3.01 It is the Clients intention to minimise all risks to the workforce, staff and visitors and to reduce the possibility of accidents.
- 3.02 To achieve this aim, risk management should be provided and implemented in accordance with the programme so that potential risk is managed at source.
- 3.03 All staff, employees, visitors, and client representatives must receive induction on their first visit and must confirm the induction by signing an induction record register.
- 3.04 The Contractor should also carry out regular 'Tool Box Talks' and employ an open door policy with regard to health and safety issues and working procedures.
- 3.05 The Contractor must liaise with the Client, Designers and Tenants throughout the Contract Period. Good communications between all parties will help lead to a safer and better project. Hold regular meetings outside the main project site meetings.
- 3.06 Ensure the site is fully secured to prevent unauthorised entry from the general public.
- 3.07 The Contractor must provide adequate welfare facilities including Site Office, Meeting Room, Mess Cabin, Drying Room and Male / Female Toilets. All facilities should be well lit, heated and toilets should have washing / drying facilities with hot and cold running water. The Contractor must ensure the toilets and water are kept in use during cold spells and are cleaned on a regular basis.
- 3.08 The Contractor must provide a First Aid Point and have a Qualified First Aider on site at all times.
- 3.09 The Contractor should provide secure fencing/hoarding around the compound areas of the site. There are no specific requirements as to the type of fencing the Contractor should use.
- 3.10 A fire plan for the building needs to be displayed in the site office, mess cabin and in the building and must be explained during the initial inductions.

The fire evacuation procedures also require explaining indicating the fire alert, escape routes and fire muster points.
- 3.11 All work is to be carried out within the property boundaries. The site may have satellite compounds and welfare facilities.
- 3.12 The site is a no smoking site – See Appendix for Site Rules.
- 3.13 Car Parking Restrictions – Please ensure that all Employees, Subcontractors, Visitors, Consultants and Client Representatives park their cars so as not to affect the local residents. Keep all adjacent roads as clear as possible at all times.

4.00 Environmental Restrictions & Existing On Site Risks

- 4.01 The immediate environment to the site is that of a residential area.

The site has narrow streets of terraced residential houses and occupants park vehicles on the street.

Holy Trinity Primary School is close by and the area will be busy at school start and finish times.

The Contractor needs to extra vigilant at these times

- 4.02 Hazardous Materials – It is not envisaged that there are any hazardous materials, however if any are located during the works, provide risk assessments and method statements for the safe handling, storage and disposal.

An Asbestos Survey is still to be carried out This will be forwarded as soon as possible

No work shall continue in these areas until air tests have been carried out, the results of which give a clean bill of health.

- 4.03 The dwellings will be vacant during the contract period. The Contractor must ensure that temporary facilities are in place at all times.

- 4.04 Wherever possible reduce the noise associated with the general building work.

Provide Risk Assessment, Method Statements and other proposals to deal with this problem.

- 4.05 We have not been issued with any previous Health & Safety Files for the site.

- 4.06 Ensure adequate notices and signage are in place warning the workforce, general public, etc. of the dangers.

5.00 Significant Design & Construction Hazards

- 5.01 It is intended that all significant design risks and construction methods have been eliminated in the design process. However some risks still occur and should be managed by good site management and control.
Such risks are highlighted in the Appendix, however the list is not exhaustive and these and others indicated by the Contractor should be assessed and method statement documents produced on how these are intended to be dealt with.
- 5.02 Any design changes will be issued in accordance with the Contract. Risk Assessments and Method Statements appertaining to any changes must be carried out and approved prior to these changes being implemented in the programme.

6.00 The Health & Safety File

- 6.01 Upon completion, a Health & Safety File for the project is required. This will be compiled by the CDM Coordinator but the information will be provided by the Main Contractor, Subcontractors and Designers.

The format and inclusions of the Health & Safety File are listed in the Appendix Section of this Pre Construction Information.

- 6.02 The Health & Safety File will be issued in electronic format only.

7.00 Appendices

- 7.01 Contractors Requirements on Site
- 7.02 Site Rules
- 7.03 Site Information
- 7.04 F10 Notification
- 7.05 Health & Safety File Requirements
- 7.06 Method Statement Form
- 7.07 Risk Assessment Form
- 7.08 Programme
- 7.09 Drawing Issue
- 7.10 Asbestos Survey

7.01 Contractors Requirements on Site

Health& Safety Construction Phase Plan**Site Requirements**

Project Description	
Principal Contractor	
Main Contractor	
Subcontracted Works and Subcontractors	
Site Start / Completion Dates	
Programme	
Company Health & Safety Policy	
Company Health & Safety Statement	
Health & Safety Management Structure	
Company Insurance (Public & Employers Liability) on display	
Site Manager (competent) - H & S Trained	
HSE Poster - on display & completed	
F10 Notification displayed	
Site Security	
Site Layout Plan	
Safe Routes about Site	
Fire Risk Assessment	
Fire Plan (Escape)	
Visitors Book	
Risk Assessments for all office operations	
Accident Book	
First Aid Box	
First Aider	
Site Rules (displayed)	
Client Rules (displayed)	
Signage	
Health & Safety problems - reporting procedure	
Information file - operatives names, address, home telephone, next of kin	
Information file - Certificates of qualifications, courses attended, licences	
COSHH Information File	
Welfare facilities -	hot & cold running water
	Kitchen facilities
	WC/WHB/drying min 1Nr
Site Welfare	Office
	Drying Room
	Welfare Cabin
	Toilets
	Hot & cold running water
	Paper towels
	soap / cleaner
Pre Tender Information (CDM)	
Construction Phase Information file - (CDM)	
Risk Assessments / Method Statement - all operatives	
Risk Register	
Site Induction	
Tool Box Talks	
H & S Inspection Records	
Scaffold Register	
Plant Register / Certificates of training for use/ Licences	

Construction Phase Requirements, (continued)

PPE	Safety Helmets
	Safety Boots
	High Viz Jackets
	Goggles
	Ear muffs
	Gloves
	Other: Specialist Equipment

7.02 Site Rules

Site Rules

- 1) Access to the work to be from;-
- 2) The site shall be kept clean and tidy all times.
- 3) The workforce are to keep to the work "Site Area" at all times and not wander about.
- 4) The workforce are to respect that the building will be working as normal and within normal hours.
- 5) No swearing or use of blasphemous or foul language.
- 6) No smoking.
- 7) No drinking of alcohol.
- 8) No taking of drugs.
- 9) No playing of radios.
- 10) No obscenities.
- 11) No displaying of lewd material or photographs.
- 12) Workforce to wear appropriate PPE (High Viz Coats / Vests, Safety Boots / Hard Hats, etc)
- 13) Contractor to provide Welfare and Toilet Facilities
- 14) Consumption of refreshments must be within the Welfare Facilities.
- 15) There is to be no exposure of workmans' bare torsos' if the weather is warm
- 16) Working hours – 8.00 to 5.00pm Monday to Friday
- 17) No work whatsoever on Saturdays or, Sundays unless by prior arrangement.
- 18) Noisy work operations to be kept to minimum whilst carrying out the works.
- 19) The works are to be carried out as quickly and efficiently as possible.
- 20) Upon completion, the site must be left in a clean and tidy state and to the satisfaction of the Project Manager.

7.03 Site Information

PROJECT SETUP – BRIEF DESCRIPTION OF WORK

CODE: 43 QUEENSBERRY

PROPOSED PROJECT: 43 QUEENSBERRY ROAD, BURNLEY, BB11 4LH

DESIGNER/AGENT. GLOVERS

CDMC: GLOVERS

TEAM: HOUSING & DEVELOPMENT CONTROL

CLIENT: HOUSING & DEVELOPMENT CONTROL

Description

The property is in a poor condition and requires a full renovation to include new electrical installation, heating and plumbing, new kitchen and new bathroom. New windows and doors and complete re plaster to current regulations is also required. Other works may be necessary.

The works are to be carried out to a high standard making full use of safety equipment and PPE at all times.

PRE-ASSESSMENT SAFETY PLAN

CODE: 43 QUEENSBERRY

PROPOSED PROJECT: REFURBISHMENT OF 43 QUEENSBERRY ROAD, BURNLEY, BB11 4LH

DESIGNER/AGENT: HOUSING & DEVELOPMENT CONTROL

CDMC: GLOVERS

TEAM: HOUSING & DEVELOPMENT CONTROL

CLIENT: BURNLEY BOROUGH COUNCIL – HOUSING & DEVELOPMENT CONTROL

Construction Phase: Start: 4 weeks Approx Finish: 12 weeks

Site Information

The property is situated on a road within a row of terraced properties.

Restrictions on Work

The works to be carried out at reasonable hours. See above.

Subcontractors to be approved by Client.

Safe access to be ensured to and from site at all times. Care to be taken of hidden/buried services.

Consider impact of noise/vibration and be respectful of adjacent users and business.

No approved vehicle drop kerb to front of property

Procedures

Safe access and egress to be maintained at all times.

Safe working practices to be carried out to building.

Public safety around the building to be ensured at all times.

No materials storage other than within the site boundary.

All employees/subcontractors to be kept fully informed by Principal Contractor of any changes in working practices as the work proceeds.

I.D. badges to be worn at all times by contractors.

Contractor to familiarise themselves with the site before assessing risk and developing CDM plan.

Fire risk to be addressed by Contractor prior to works starting.

Contractor to maintain security at all times during and after his times of working, Contractor to liaise with client for duration of works.

All undertakings to be carried out in accordance with all current Health and Safety and Welfare regulations.

HEALTH AND SAFETY OBJECTIVES

CODE: 43 QUEENSBERRY

PROPOSED PROJECT: 43 QUEENSBERRY ROAD, BURNLEY, BB11 4LH

DESIGNER/AGENT: GLOVERS

CDMC: GLOVERS

TEAM: F.M. / HOUSING & DEVELOPMENT CONTROL

CLIENT: HOUSING & DEVELOPMENT CONTROL

To carry out the clearance of all debris to the interior of the property and carry out a full refurbishment as stated above

To ensure the works comply with the required procedures and quality standards and ensuring the Health and Safety of all employees, subcontractors, representatives of the Council and all members of the public at all times.

HEALTH AND SAFETY PLAN

CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2007

As prospective contractors bidding for construction work from Burnley Borough Council you have been sent, among other documents, a project safety pre-assessment form with a list of potentially serious hazards which may be encountered when carrying out the construction/demolition work.

The local authority in accordance with the above set of regulations has identified the potential hazards.

When you are preparing the Health and Safety Plan you should address all the category C hazards on an individual basis and describe how you plan to avoid or control the particular hazards and risks. All category C hazards should be cross-referenced with the Council's Pre-assessment Safety Plan.

The Health and Safety Policy Statement and information sheets on items such as scaffolding safety, excavation work etc., are not in themselves enough. You will need to address the above mentioned category C hazards and develop the plan in accordance with the Construction (Design and Management) Regulations Code of Practice which states.

Principal contractors will:

- a. Incorporate an approach for managing health and safety in which everyone is involved;
- b. Include any assessments prepared by contractors under the Management of Health and Safety at Work Regulations 1992;
- c. Incorporate the common arrangements (including emergency procedures and welfare);
- d. Include, where appropriate, rules for the management of the work for health and safety; and

The plan can be modified as work proceeds according to experience and information received from the client.

The Health and Safety Plan is a document that has to be kept under review and modified to anticipate and reflect change in circumstances and standards achieved as the construction work progresses. This plan, or a copy of this plan, should be kept on site at all times.

If you have a problem in complying with the above instructions, or are unsure of your duties, you can contact the local authority's designer/agent named at the top of the project assessment form, or the Council's Health and Safety Officer.

Categories: **A** Hazard not expected
 B Hazard not serious
 C Serious hazard with special precautions required

CODE: 43
QUEENSBERRY

REFURBISHMENT OF 43 QUEENSBERRY ROAD, BURNLEY, BB11 4LH

DESIGNER/AGENT: HOUSING & DEVELOPMENT CONTROL

CDMC: GLOVERS

TEAM: HOUSING & DEVELOPMENT CONTROL

A-SITE:		
Potential Hazard	CAT	Comments
1. Water	A	No site water hazards
2. Buried Services	C	Services buried in floor and walls and externally.
3. Overhead Services	C	Protect and beware of any power cables and other services
4. Contaminated Land	A	Not expected.
5. Asbestos	C	Asbestos: - none expected. Property to be inspected and any asbestos removed prior to start of renovation.
6. Public Roadway	C	The property is located on a public road and near narrow side and rear streets making delivery / access and vehicle movement difficult. Area pedestrianized.
7. Railway/Other Infrastructure	A	N/A
8. Site Protection	C	Prevent access into the area of works and property. Securely fence off compound and all works areas. Scaffold to be fully sheeted during stone cleaning works. Protect adjacent properties. Protect adjacent properties during roofing works
9. Site Compound	C	The property is empty.

Categories: **A Hazard not expected**
 B Hazard not serious
 C Serious hazard with special precautions required

B – PUBLIC		
Potential Hazard	CAT	Comments
1. Occupied Area	C	Liaise with neighbours, occupiers, landlords, at all times.
2. Children	C	The adjacent properties are family houses and there will be children at large. Prevent unauthorised access to site area and scaffolding at all times.
3. Old/Disabled People	C	Adjacent properties are occupied. Public footways
4. Vandalism/Intruders	C	The area is a known area of vandalism. The property lies within a built-up area on the edge of the town centre. Prevent unauthorised access to site and scaffolding.
5. Interruption of Services	C	Contractor to liaise with adjacent neighbours at all times if interruption is required.
6. Changes to Emergency Systems	C	Means of escape, fire police, ambulance access to be maintained. Notify and consult services if access is affected.
7. Public Re – Direction	C	Direct public away from works in street and scaffolding.

Categories: **A** Hazard not expected
 B Hazard not serious
 C Serious hazard with special precautions required

C – OPERATIONAL		
Potential Hazard	CAT	Comments
1. Work at heights	C	Roof works, chimney works, cleaning, painting. New floors
2. Confined Spaces	C	Trenches. Electric cables and service pipes possibly. Loft
3. Excavations	C	Trenches for drainage, external works, services etc. foundations for walls
4. Lifting Operations	C	Lifting operations & off-loading of materials & plant, lintols, blockwork, concrete, stone etc.
5. Highly Flammable Liquids	C	Paints, solvents (COSHH). Machine Fuel. Adhesives.
6. Liquid Petroleum Gas	C	M & E trades. Blowlamps and torches create particularly significant explosion and fire risk. Leadwork, mess facilities
7. Demolition	C	Removal of existing internal walls and yard walls.
8. Hazardous Substances	C	Flammable liquids, paints, cement, adhesives, blasting sand.
9. Hidden Services	C	Underground services; services in walls.
10. Fragile Surfaces	C	Roof finish / floorboards/ Loft
11. Materials Storage	C	Materials may be stored in property
12. Radioactivity	A	N/A
13. Vehicle Movement	C	Narrow street and busy roads adjacent property. Deliveries, plant.
14. Large Plant	C	Deliveries. Lifting plant
15. Hours Restrictions	C	Working hours generally 8am. to 5 pm. Monday to Friday. Neighbours to be considered.
16. Weather Sensitive	C	Stonework, electrics, externals, Protect interiors. Roof works, protect adjacent properties.
17. Temporary Instability	C	Roof, walls, chimney.
18. Dust/Noise	C	Protect public, neighbours, workers excessive dust and noise.

Categories: **A** Hazard not expected
 B Hazard not serious
 C Serious hazard with special precautions required

D – ENVIRONMENTAL		
Potential Hazard	CAT	Comments
1. Routine Waste	C	Any skips to have licence.
2. Special Waste	C	Plasterboard, Asbestos.
3. 'Difficult' Waste	C	Glass,
4. Noise/Vibration	C	Excavation, drilling, demolition works, removal of existing walls. Tools.
5. Dust/Smell	C	Paints, adhesives, cutting chases etc. Blasting, grinders, demolition, loft insulation.


The map displays a residential area with several streets and utility lines. Key streets include 'SCARLETT STREET', 'ALMA STREET', and 'ROSEBERRY ROAD'. Utility lines are marked with various labels, such as '90 mm PE 1987-25', '125 mm PE 1991', and '300'. A red dot is located on the map, and a dashed line indicates a 'Path (un)'. The map also shows property boundaries and building footprints.

The position of the underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. The actual positions may be different from those shown on the plan and private service pipes may be shown by a blue broken line. United Utilities Water will not accept liability for any damage caused by the actual position being









Water for the North West





Cadent
Your Gas Network

25m

Dig Sites	Area: 	Line:
—	LP Mains	 Valve
—	MP Mains	 Depth of cover
—	IP Mains	 Syphon
—	LHP Mains	 Diameter Change
		 Material Change
		 Out of Standard Service

IMPORTANT NOTICES

This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

In case of emergency call - 0800 111 999

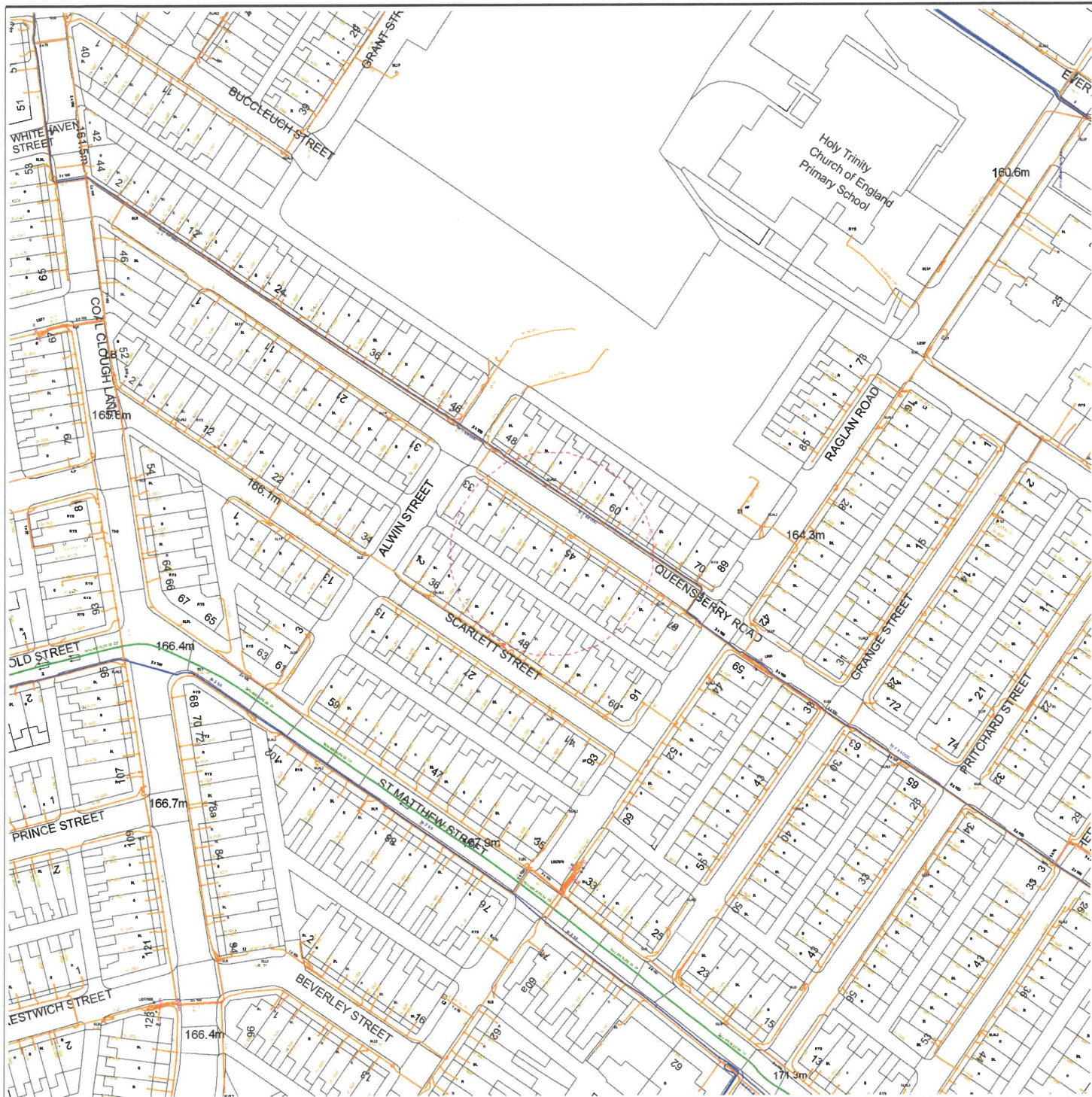
Date Requested: 14/04/2023
Job Reference: 29166995
Site Location: 383178 432145
Requested by: Mr John Killion

Your Scheme/Reference: 43
Queensberry Rd

View extent: 100m, 100m

Scale: 1:500 (When plotted at A4)

Crown Copyright © - This plan is reproduced from or based on the OS map by Cadent Gas Limited, with the sanction of the controller of HM Stationary Office, Crown Copyright Reserved. Ordnance Survey Licence number 100024886



Requested by: John Killion

Company: Burnley Borough Council

Date Requested: 14/04/2023

Job Reference: 29166995

Your Scheme/Reference: 43 Queensberry R

Dig Sites:

Area ---- Line ----

Operating Voltage	Colour Code	Line Colour
132kV	Black	----
33kV	Green	----
22kV-25kV	Yellow	----
11kV	Red	----
6kV-6.6kV	Blue	----
1kV-6kV	Violet	----
LV	Orange	----
Unknown Voltage	Brown	----

electricity
north west

Data Management
Electricity North West
Linley House
Dickinson Street
Manchester, M1 4LF
Phone: 0800 195 4141
Email: planrequest@enwl.co.uk

Unless otherwise indicated the depth of Electricity North West Limited cables are in accordance with NJUG (450mm for Low Voltage & 600mm for 11kV cables) 33kV and 132kV cables are laid at depths as marked. The depth and positions of Electricity North West Limited equipment was accurate as shown when the equipment was installed. However third parties may have altered the level & other reference data. Therefore Electricity North West Limited accept no responsibility for the position of Electricity North West Limited equipment being different from shown. No person, body or company, shall be relieved from liability for damage caused to Electricity North West Limited equipment by reason of being located differently to the indications on this drawing or from any regulatory loss of income or incentive, or expense, which may be suffered by Electricity North West Limited and which is caused or contributed to by any loss of supply as a result of any damage caused to Electricity North West Limited's equipment. Service cables are not necessarily shown but must be assumed to exist to all premises, streetlights and signs. There may be other Electricity North West Limited apparatus in the vicinity which is not indicated on the cable records. Other apparatus may also be present which is owned by a third party other than Electricity North West Limited.

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Reference should be made to HSE Guidance, HS(G)47 "Avoiding Danger from Underground Services" and GS6 "Avoidance of Danger from Overhead Power Lines".

Electricity North West Limited 304 Bridgewater Place, Birchwood Park, Warrington WA3 6XG. Registered in England and Wales. Registered No 02366949

Scales on A4 paper:
1:1250 Area dig site
1:250 Line dig site

PROJECT SETUP – BRIEF DESCRIPTION OF WORK

CODE: 47 Piccadilly

PROPOSED PROJECT: 47 PICCADILLY ROAD, BURNLEY, BB11 4PU

DESIGNER/AGENT. GLOVERS

CDMC: GLOVERS

TEAM: HOUSING & DEVELOPMENT CONTROL

CLIENT: HOUSING & DEVELOPMENT CONTROL

Description

The property is in a poor condition and requires a full renovation to include new electrical installation, heating and plumbing, new kitchen and new bathroom. New windows and doors and complete re plaster to current regulations is also required. Other works may be necessary.

The works are to be carried out to a high standard making full use of safety equipment and PPE at all times.

PRE-ASSESSMENT SAFETY PLAN

CODE: 47 Piccadilly

PROPOSED PROJECT: REFURBISHMENT OF 47 PICCADILLY ROAD, BURNLEY, BB11 4PU

DESIGNER/AGENT: HOUSING & DEVELOPMENT CONTROL

CDMC: GLOVERS

TEAM: HOUSING & DEVELOPMENT CONTROL

CLIENT: BURNLEY BOROUGH COUNCIL – HOUSING & DEVELOPMENT CONTROL

Construction Phase: Start: 4 weeks Approx Finish: 12 weeks

Site Information

The property is situated on a road within a row of terraced properties.

Restrictions on Work

The works to be carried out at reasonable hours. See above.

Subcontractors to be approved by Client.

Safe access to be ensured to and from site at all times. Care to be taken of hidden/buried services.

Consider impact of noise/vibration and be respectful of adjacent users and business.

No approved vehicle drop kerb to front of property

Procedures

Safe access and egress to be maintained at all times.

Safe working practices to be carried out to building.

Public safety around the building to be ensured at all times.

No materials storage other than within the site boundary.

All employees/subcontractors to be kept fully informed by Principal Contractor of any changes in working practices as the work proceeds.

I.D. badges to be worn at all times by contractors.

Contractor to familiarise themselves with the site before assessing risk and developing CDM plan.

Fire risk to be addressed by Contractor prior to works starting.

Contractor to maintain security at all times during and after his times of working, Contractor to liaise with client for duration of works.

All undertakings to be carried out in accordance with all current Health and Safety and Welfare regulations.

HEALTH AND SAFETY OBJECTIVES

CODE: 47 Piccadilly

PROPOSED PROJECT: 47 PICCADILLY ROAD, BURNLEY, BB11 4PU

DESIGNER/AGENT: GLOVERS

CDMC: GLOVERS

TEAM: F.M. / HOUSING & DEVELOPMENT CONTROL

CLIENT: HOUSING & DEVELOPMENT CONTROL

To carry out the clearance of all debris to the interior of the property and carry out a full refurbishment as stated above

To ensure the works comply with the required procedures and quality standards and ensuring the Health and Safety of all employees, subcontractors, representatives of the Council and all members of the public at all times.

HEALTH AND SAFETY PLAN

CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2007

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The local authority in accordance with the above set of regulations has identified the potential hazards.

When you are preparing the Health and Safety Plan you should address all the category C hazards on an individual basis and describe how you plan to avoid or control the particular hazards and risks. All category C hazards should be cross-referenced with the Council's Pre-assessment Safety Plan.

The Health and Safety Policy Statement and information sheets on items such as scaffolding safety, excavation work etc., are not in themselves enough. You will need to address the above mentioned category C hazards and develop the plan in accordance with the Construction (Design and Management) Regulations Code of Practice which states.

Principal contractors will:






































- a. Incorporate an approach for managing health and safety in which everyone is involved;
- b. Include any assessments prepared by contractors under the Management of Health and Safety at Work Regulations 1992;
- c. Incorporate the common arrangements (including emergency procedures and welfare);
- d. Include, where appropriate, rules for the management of the work for health and safety; and

The plan can be modified as work proceeds according to experience and information received from the client.

The Health and Safety Plan is a document that has to be kept under review and modified to anticipate and reflect change in circumstances and standards achieved as the construction work progresses. This plan, or a copy of this plan, should be kept on site at all times.

If you have a problem in complying with the above instructions, or are unsure of your duties, you can contact the local authority's designer/agent named at the top of the project assessment form, or the Council's Health and Safety Officer.



 <p>Cadent Your Gas Network</p>	<p>25m</p> <table border="0"> <tr> <td>Dig Sites</td> <td>Area: </td> <td>Line: </td> </tr> <tr> <td></td> <td>LP Mains</td> <td> Valve</td> </tr> <tr> <td></td> <td>MP Mains</td> <td> Depth of cover</td> </tr> <tr> <td></td> <td>IP Mains</td> <td> Syphon</td> </tr> <tr> <td></td> <td>LHP Mains</td> <td> Diameter Change</td> </tr> <tr> <td></td> <td></td> <td> Material Change</td> </tr> <tr> <td></td> <td></td> <td> Out of Standard Service</td> </tr> </table>	Dig Sites	Area: 	Line: 		LP Mains	 Valve		MP Mains	 Depth of cover		IP Mains	 Syphon		LHP Mains	 Diameter Change			 Material Change			 Out of Standard Service
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<p>Date Requested: 03/08/2023 Job Reference: 30391177 Site Location: 383402 432256 Requested by: Mr John Killion</p> <p>Your Scheme/Reference: 47 Piccadilly Rd</p> <p>View extent: 100m, 100m</p> <p>Scale: 1:500 (When plotted at A4)</p>	<p>IMPORTANT NOTICES</p> <p>This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.</p> <p>In case of emergency call - 0800 111 999</p> <p><small>Crown Copyright © - This plan is reproduced from or based on the OS map by Cadent Gas Limited, with the sanction of the controller of HM Stationary Office. Crown Copyright Reserved. Ordnance Survey Licence number 100024886</small></p>																					

Categories: **A** Hazard not expected
 B Hazard not serious
 C Serious hazard with special precautions required

CODE: 47 Piccadilly

REFURBISHMENT OF 47 PICCADILLY ROAD, BURNLEY, BB11 4PU

DESIGNER/AGENT: HOUSING & DEVELOPMENT CONTROL

CDMC: GLOVERS

TEAM: HOUSING & DEVELOPMENT CONTROL

A-SITE:		
Potential Hazard	CAT	Comments
1. Water	A	No site water hazards
2. Buried Services	C	Services buried in floor and walls and externally.
3. Overhead Services	C	Protect and beware of any power cables and other services
4. Contaminated Land	A	Not expected.
5. Asbestos	C	Asbestos: - none expected. Property to be inspected and any asbestos removed prior to start of renovation.
6. Public Roadway	C	The property is located on a public road and near narrow side and rear streets making delivery / access and vehicle movement difficult. Area pedestrianized.
7. Railway/Other Infrastructure	A	N/A
8. Site Protection	C	Prevent access into the area of works and property. Securely fence off compound and all works areas. Scaffold to be fully sheeted during stone cleaning works. Protect adjacent properties. Protect adjacent properties during roofing works
9. Site Compound	C	The property is empty.

Categories: A Hazard not expected
 B Hazard not serious
 C Serious hazard with special precautions required

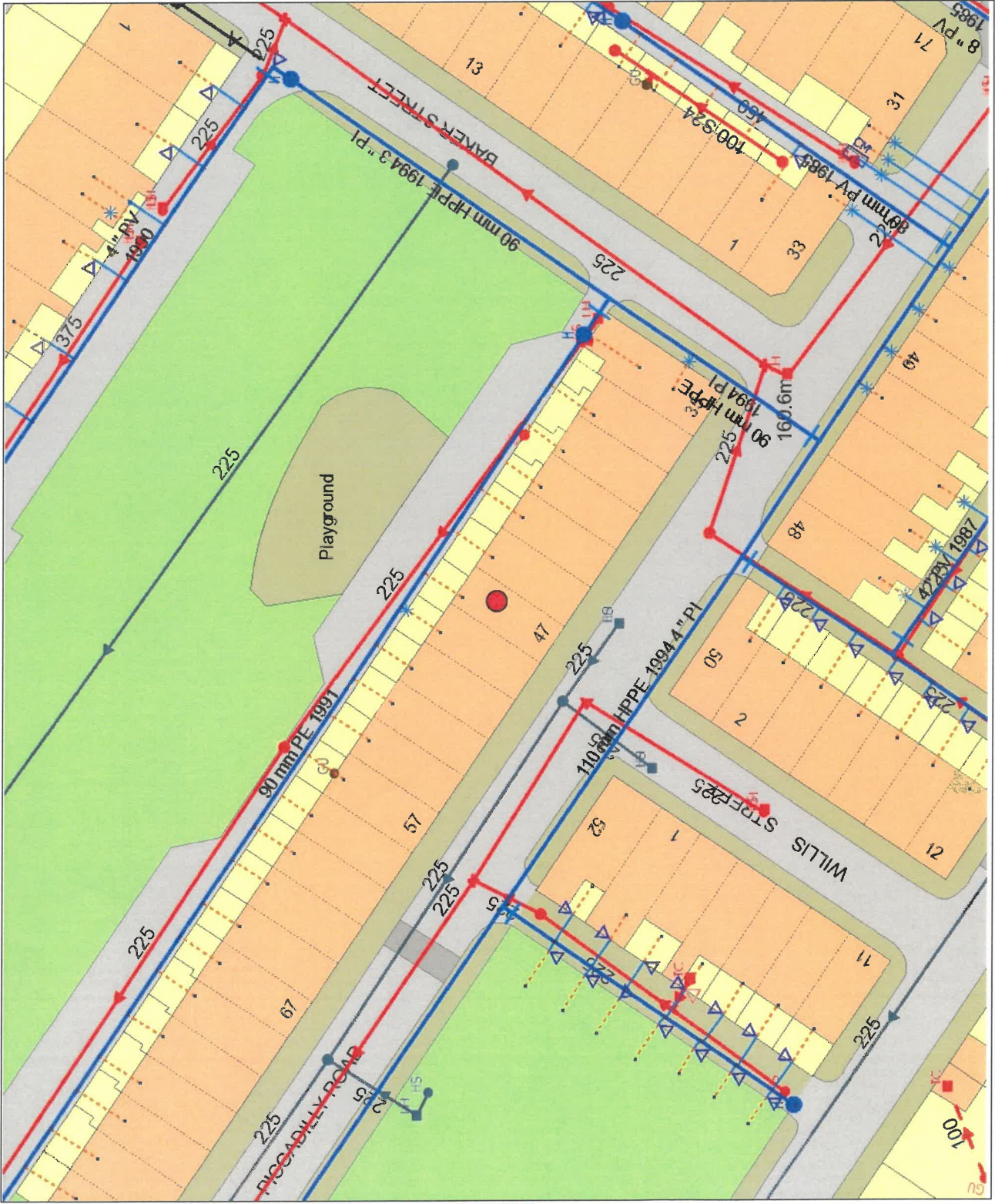
B – PUBLIC		
Potential Hazard	CAT	Comments
1. Occupied Area	C	Liaise with neighbours, occupiers, landlords, at all times.
2. Children	C	The adjacent properties are family houses and there will be children at large. Prevent unauthorised access to site area and scaffolding at all times.
3. Old/Disabled People	C	Adjacent properties are occupied. Public footways
4. Vandalism/Intruders	C	The area is a known area of vandalism. The property lies within a built-up area on the edge of the town centre. Prevent unauthorised access to site and scaffolding.
5. Interruption of Services	C	Contractor to liaise with adjacent neighbours at all times if interruption is required.
6. Changes to Emergency Systems	C	Means of escape, fire police, ambulance access to be maintained. Notify and consult services if access is affected.
7. Public Re – Direction	C	Direct public away from works in street and scaffolding.

Categories: **A** **Hazard not expected**
 B **Hazard not serious**
 C **Serious hazard with special precautions required**

C – OPERATIONAL		
Potential Hazard	CAT	Comments
1. Work at heights	C	Roof works, chimney works, cleaning, painting. New floors
2. Confined Spaces	C	Trenches. Electric cables and service pipes possibly. Loft
3. Excavations	C	Trenches for drainage, external works, services etc. foundations for walls
4. Lifting Operations	C	Lifting operations & off-loading of materials & plant, lintols, blockwork, concrete, stone etc.
5. Highly Flammable Liquids	C	Paints, solvents (COSHH). Machine Fuel. Adhesives.
6. Liquid Petroleum Gas	C	M & E trades. Blowlamps and torches create particularly significant explosion and fire risk. Leadwork, mess facilities
7. Demolition	C	Removal of existing internal walls and yard walls.
8. Hazardous Substances	C	Flammable liquids, paints, cement, adhesives, blasting sand.
9. Hidden Services	C	Underground services; services in walls.
10. Fragile Surfaces	C	Roof finish / floorboards/ Loft
11. Materials Storage	C	Materials may be stored in property
12. Radioactivity	A	N/A
13. Vehicle Movement	C	Narrow street and busy roads adjacent property. Deliveries, plant.
14. Large Plant	C	Deliveries. Lifting plant
15. Hours Restrictions	C	Working hours generally 8am. to 5 pm. Monday to Friday. Neighbours to be considered.
16. Weather Sensitive	C	Stonework, electrics, externals, Protect interiors. Roof works, protect adjacent properties.
17. Temporary Instability	C	Roof, walls, chimney.
18. Dust/Noise	C	Protect public, neighbours, workers excessive dust and noise.

Categories: **A** Hazard not expected
 B Hazard not serious
 C Serious hazard with special precautions required

D – ENVIRONMENTAL		
Potential Hazard	CAT	Comments
1. Routine Waste	C	Any skips to have licence.
2. Special Waste	C	Plasterboard, Asbestos.
3. 'Difficult' Waste	C	Glass,
4. Noise/Vibration	C	Excavation, drilling, demolition works, removal of existing walls. Tools.
5. Dust/Smell	C	Paints, adhesives, cutting chases etc. Blasting, grinders, demolition, loft insulation.



United Utilities Maps for Safe Dig

Date : 03/08/2023 11:09:07

Centre X : 383402

Center Y : 432256

Scale : 500









UserName: BURHG2

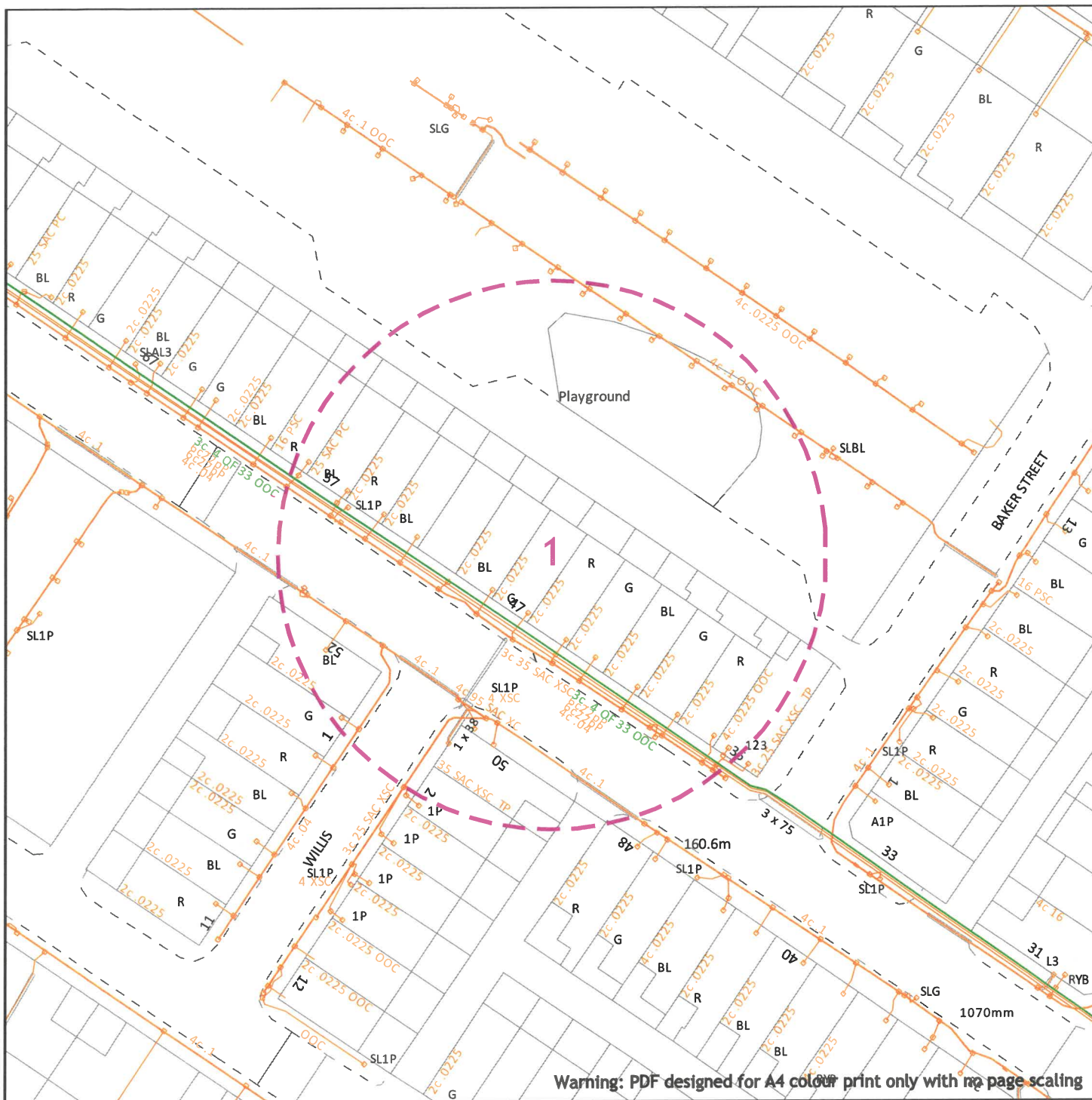
Extract from maps of United Utilities' Underground Assets

The position of the underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. The actual positions may be different from those shown on the plan and private service pipes may be shown by a blue broken line. United Utilities Water will not accept liability for any damage caused by the actual position being

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 <p>Cadent Your Gas Network</p>	<div style="display: flex; align-items: center;">  <div style="margin-left: 20px;"> <p>Dig Sites Area: Line: </p> <p> LP Mains MP Mains IP Mains LHP Mains </p> </div> <div style="margin-left: 20px;"> <p>  Valve  Depth of cover  Syphon </p> <p>  Diameter Change  Material Change  Out of Standard Service </p> </div> </div>
<p>Date Requested: 03/08/2023 Job Reference: 30391177 Site Location: 383402 432256 Requested by: Mr John Killion</p> <p>Your Scheme/Reference: 47 Piccadilly Rd</p> <p>View extent: 100m, 100m</p> <p>Scale: 1:500 (When plotted at A4)</p>	<p>IMPORTANT NOTICES</p> <p>This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.</p> <p style="text-align: center; color: red; font-weight: bold; font-size: 1.2em;">In case of emergency call - 0800 111 999</p> <p style="font-size: 0.8em;">Crown Copyright © - This plan is reproduced from or based on the OS map by Cadent Gas Limited, with the sanction of the controller of HM Stationary Office. Crown Copyright Reserved. Ordnance Survey Licence number 100024696</p>



Warning: PDF designed for A4 colour print only with no page scaling



Data Management
Electricity North West
Linley House
Dickinson Street
Manchester, M1 4LF
Phone: 0800 195 4141
Email: planrequest@enwl.co.uk

Date Requested: 03/08/2023
Job Reference: 30391177
Site Location: 383402 432256
Requested by: Mr John Killion

Your Scheme/Reference: 47
Piccadilly Rd

Operating Voltage

132kV

33kV

22kV-25kV

11kV

6kV-6.6kV

1kV-6kV

LV

Unknown Voltage

Colour Code

Black

Green

Yellow

Red

Blue

Violet

Orange

Brown

Line Colour

Black

Green

Yellow

Red

Blue

Violet

Orange

Brown

In an emergency call 105,
24 hours a day

Dig Sites

Line: ---

Area: ---

IMPORTANT INFO

Unless otherwise indicated the depth of Electricity North West Limited cables are in accordance with NJUG (450mm for Low Voltage & 600mm for 11kV cables) 33kV and 132kV cables are laid at depths as marked. The depth and positions of Electricity North West Limited equipment was accurate as shown when the equipment was installed. However third parties may have altered the level & other reference data. Therefore Electricity North West Limited accept no responsibility for the position of Electricity North West Limited equipment being different from shown. No person, body or company, shall be relieved from liability for damage caused to Electricity North West Limited equipment by reason of being located differently to the indications on this drawing or from any regulatory loss of income or incentive, or expense, which may be suffered by Electricity North West Limited and which is caused or contributed to by any loss of supply as a result of any damage caused to Electricity North West Limited's equipment. Service cables are not necessarily shown but must be assumed to exist to all premises, streetlights and signs. There may be other Electricity North West Limited apparatus in the vicinity which is not indicated on the cable records. Other apparatus may also be present which is owned by a third party other than Electricity North West Limited.

Reference should be made to HSE Guidance, HS(G)47 "Avoiding Danger from Underground Services" and GS6 "Avoidance of Danger from Overhead Power Lines". Electricity North West Limited 304 Bridgewater Place, Birchwood Park, Warrington WA3 6XG. Registered in England and Wales. Registered No 02366949

Scale: 1:500 (When plotted at A4)

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7.04 F10 Notification

BM/NW/3551/CDM/111

10th August 2023

Health & Safety Executive
Redgrave Court,
Merton Road,
Bootle,
Merseyside
L20 7HS

Dear Sir,

Re: 43 Queensberry Road / 47 Piccadilly Road, Burnley Vacant Properties

Please find attached F10 Notification for the above project.

Should you have any queries, please contact the undersigned.

Yours faithfully



Brian Mason

8 Principal Designer contact details*(Name, full address, postcode, telephone number and any email address)*

Name

Glovers Project Services Ltd

Email Address

brianmason@gloverspsl.com

Address

The Old Tannery
Eastgate
Accrington
Lancashire

Postcode

BB5 6PW

Telephone Number

01254 398426

9 Principal contractor contact details*(Name, full address, postcode, telephone number and any email address)*

Name

to be appointed

Email Address

Address

Postcode

Telephone Number

10 What is the time allowed by the Client to the Principal Contractor referred to in regulation 15(b) for the planning and preparation for construction work?

8 weeks

11 Please give your estimates of the following:

Please indicate if these estimates are:

☒ x

Original

☐ Revised

a. The planned date for the start of the construction phase

October 23

b. The planned duration of the construction phase

12 Weeks

c. The maximum number of people at work on the site at any one time

10

d. The planned number of contractors on the site

8

12 Please give the name and address of any contractor already appointed*(Name, full address, postcode, telephone number and any email address)**(If more than one contractor, please attach details on a separate sheet)*

Name

to be appointed

Email Address

Address

Postcode

Telephone Number

13 Declaration of Client

I hereby declare that I am aware of my duties under the Construction (Design and Management) Regulations 2015

Signed by or on behalf of the organisation

B Mason

Burnley Borough Council

Print name

B Mason

Date

10th August, 2023

Notification of construction project

The Data Protection Act 1998 requires the Health and Safety Executive (HSE) to inform you that this form may include information about you (this is called 'personal data' in the Act) and that we are a 'data controller' for the purposes of this Act. HSE will process these data for health, safety and environmental purposes. HSE may disclose these data to any person or organisation for the purposes for which it was collected or where the Act allows disclosure. As data subject, you have the right to ask for a copy of the data and to ask for any inaccurate data to be corrected.

1 Is this the initial notification of the project or are you providing additional information not previously available?

☒

Initial Notification

☐ Additional Information

2 What is the date of forwarding this notification or provision of additional information?

10.08.23

3 What is the exact address of the construction site?

(Full address, including postcode)

43 Queensberry Road / 47 Piccadilly Road
Burnley
Lancashire
BB11 4LH & BB11 4PU

4 What is the name of the Local Authority where the site is located?

Burnley Borough Council

5 Give a brief description of the project and the construction work it includes

Full internal refurbishment
New Heating, Plumbing and Electrical Installations
New Bathroom and Kitchen
New Windows and Doors
Replastered throughout
All works to current regulations

6 Client Contact Details (Name, full address, postcode, telephone number and any email address)

(if more than one direct client, please attach details on a separate sheet)

Name

John Killion

Email Address

jkillion@burnley.gov.uk

Address

Burnley Borough Council
Property Consultancy
Town Hall
Burnley
Lancashire

Postcode

BB11 9SA

Telephone Number

01282 425011

7 Please give the name and address of any designer already engaged

(Name, full address, postcode, telephone number and any email address)

(If more than one designer, please attach details on a separate sheet)

Name

Burnley Borough Council

Email Address

jkillion@burnley.gov.uk

Address

Property Consultancy
Town Hall
Burnley
Lancashire

Postcode

BB11 9SA

Telephone Number

01282 425011

7.05 Health & Safety File Requirements

HEALTH & SAFETY FILE

REQUIREMENTS **FOR** **COMPLETED FILE**

- 1) Client
- 2) Project
- 3) Consultants
- 4) Principal Contractor / Main Contractor
- 5) Sub-Contractors, Names, Addresses, Telephone Numbers
- 6) F10 Notification
- 7) As Built Drawings and Information

7.06 Method Statement Form

Method Statement - Breifing Register

Method Statement Subject

Talk given by

Position

Date

Name	Signature

Safety Officers Comments

Date

Signature

Health & Safety Method Statement

Ref

Prepared for
Site

Description of the Works

Description of the Works Hazard / Risk Persons in Danger Controls P.P.E Supervisory Arrangements	

7.07 Risk Assessment Form

Client

Ref:

Task	Risk Rating					Assessed Risk			Risk Rating			Assessed Risk after controls		
									P	S	R	P	S	R
Risks	Control													
Risk Assessment Factor														
Probability of event x Severity of Hazard = Risk Rating														
Probability (P)			No Injury	Minor Injury	Moderate Injury	Major Injury	Single Death	Multiple Death						
Improbable (1)			1	2	3	4	5	6						
Remote (2)			2	4	6	8	10	12						
Possible (3)			3	6	9	12	15	18						
Probable (4)			4	8	12	16	20	24						
Very likely (5)			5	10	15	20	25	30						
Certain (6)			6	12	18	24	30	36						
Risk Rating														
1 to 7			Low											
8 to 15			Moderate											
16 to 36			High											
No further action required														
Reduce risk by Control measures														
Reduce risk by Control measures														

7.08 Programme

7.09 Drawing Issue

7.10 Asbestos Surveys